

DM HALL

To Let

Class 1A

362 Paisley Road
West, Glasgow,
G51 1BG



130.39 sq m
(1,404 sq ft)

Property Details

- Prominent retail premises.
- Situated on popular retail parade in Kinning Park
- Excellent transport links available.
- Offers over £21,000 per annum invited.

LOCATION

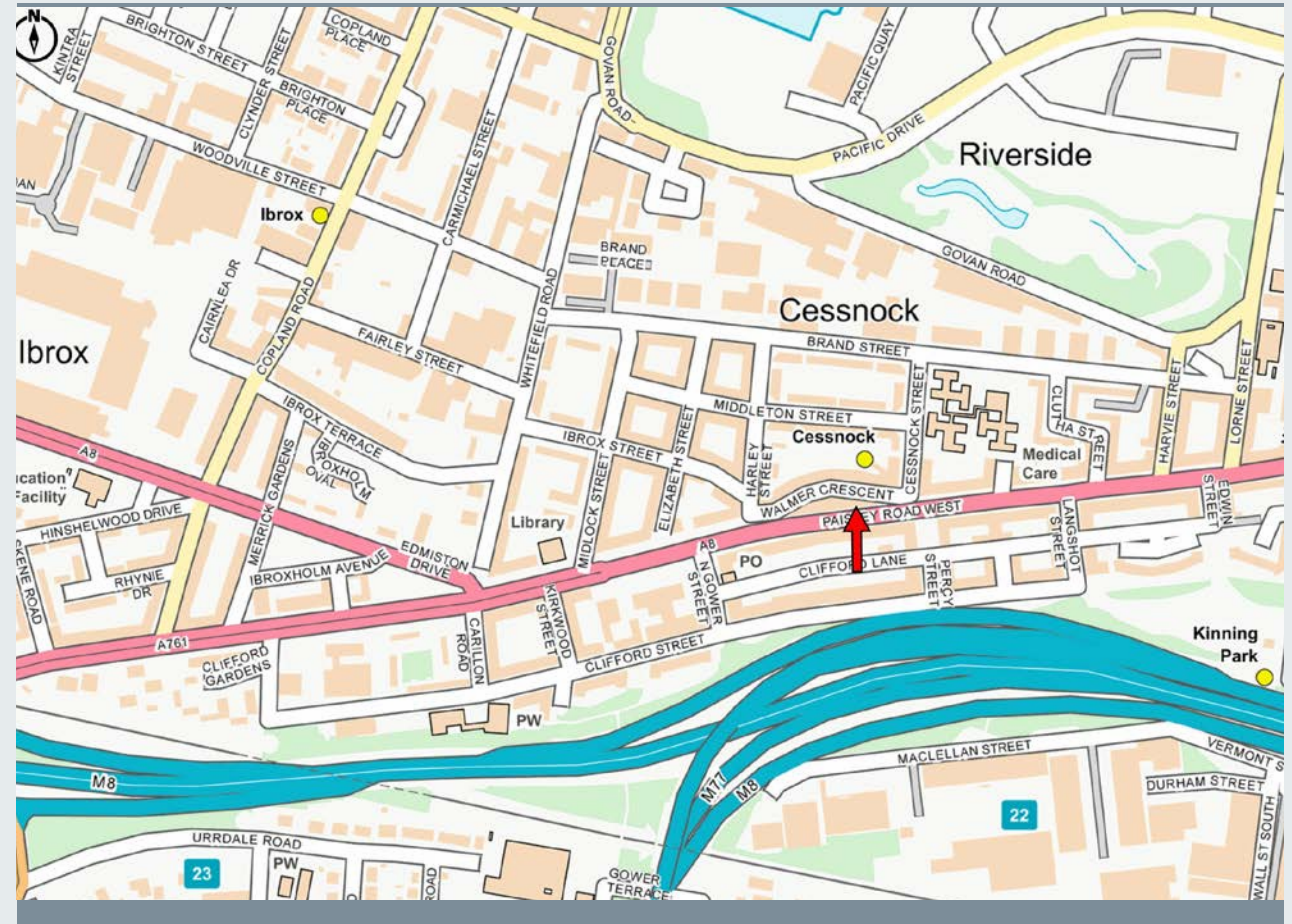
The subjects are located on the east side of Paisley Road West, within the Kinning Park area of Glasgow. Glasgow city centre lies approximately 2 miles northeast.

The premises is within a short drive to junction 24 of the M8 motorway and has a plentiful supply of bus services along the parade. Cessnock and Kinning Park subway stations are within a short walk.

The immediate surrounding area is mixed in nature with predominantly residential and retail occupiers.

Neighbouring commercial occupiers include Usave, Coral, The Chicken Corner and Co-op.

The approximate location of the subjects is shown on the appended street plan.



Property Details

DESCRIPTION

The subjects comprise mid-terraced retail unit within a single storey building.

Internally, the subjects are open plan in nature, currently used as a hardware store, providing a front sales area with kitchen and toilet facilities to the rear.

Access is afforded via a glazed single entrance door from Paisley Road West.

On street paid parking is provided along the parade.

ACCOMMODATION

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal Basis and is as follows:

130.39 sq.m. (1,404 sq.ft.)

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES

To be confirmed following reassessment.

LEASE TERMS

Offers over £21,000 per annum invited.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.



Property Details

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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DM HALL



Regulated by

RICS

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.